



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

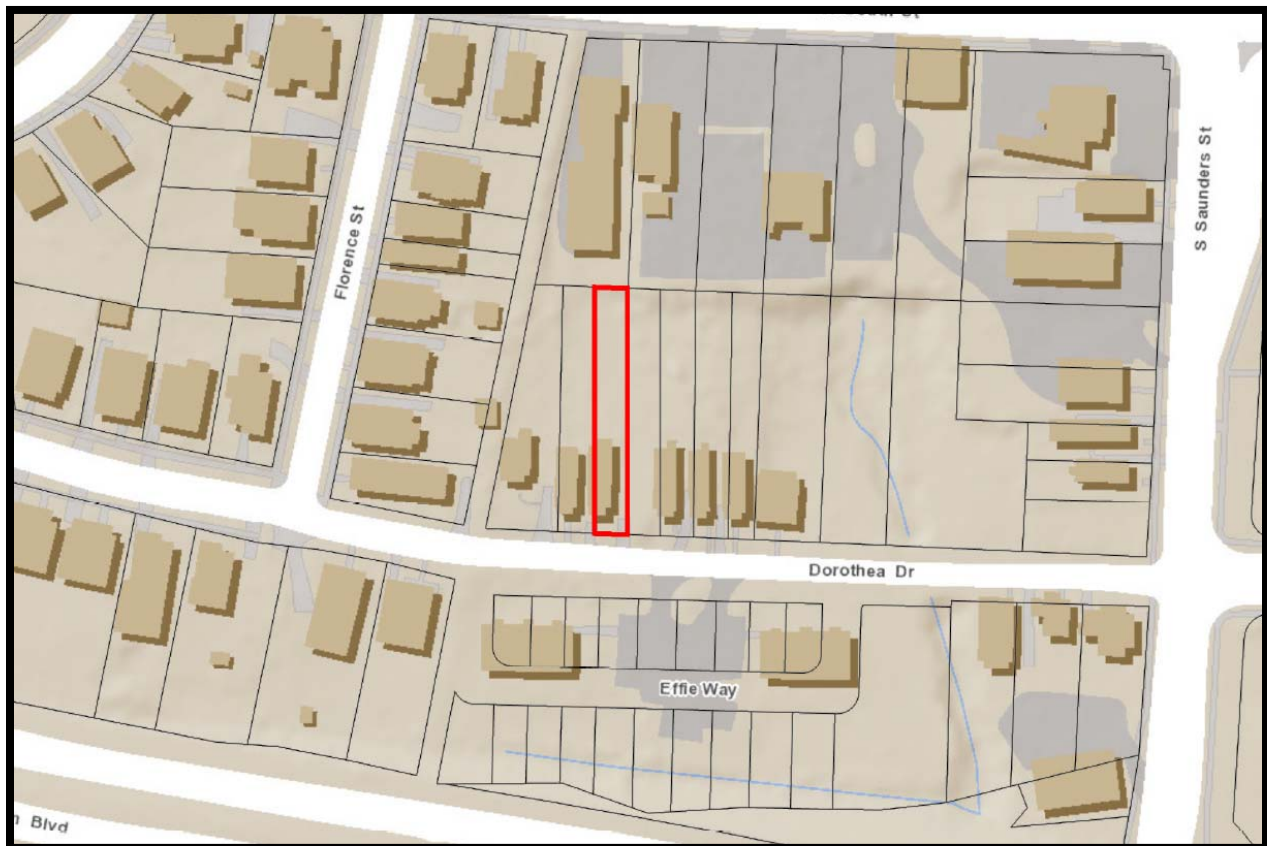
Case File: A-22-17

Property Address: 626 Dorothea Drive

Property Owner: Nathanael Mullins

Project Contact: Christian Olmstead

Nature of Case: A request a 2.9' side yard setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to add a second story with a third level roof deck onto the existing detached house resulting in a 2.1' side yard setback on a .12 acre property zoned Residential-10 and located at 626 Dorothea Drive..

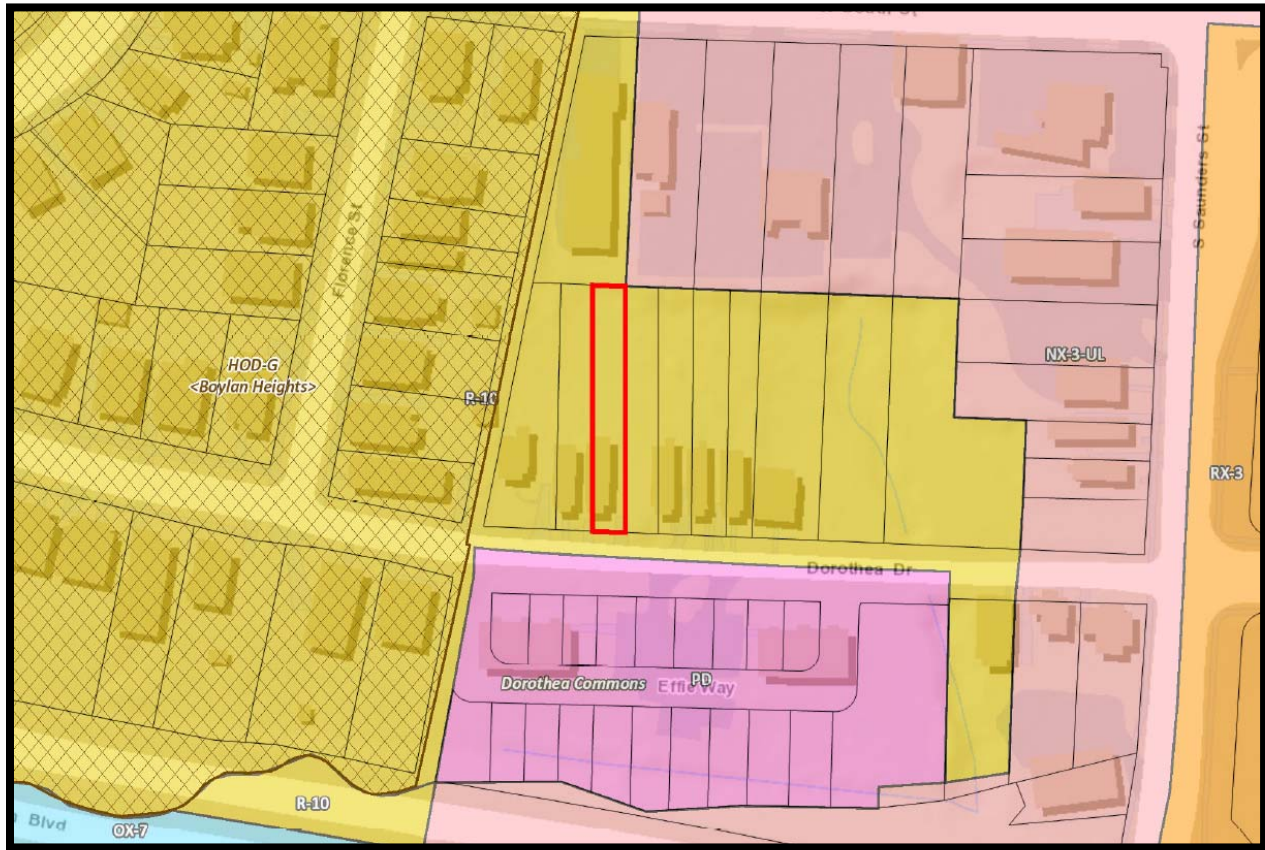


626 Dorothea Drive – Location Map

To BOA: 2-13-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-10



626 Dorothea Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that

circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10

Residential-10 Lot Dimensions	
Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'
Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

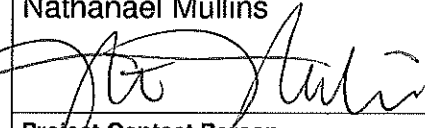
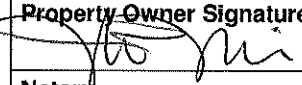

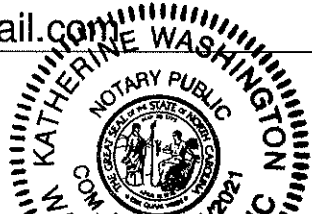


Planning & Development

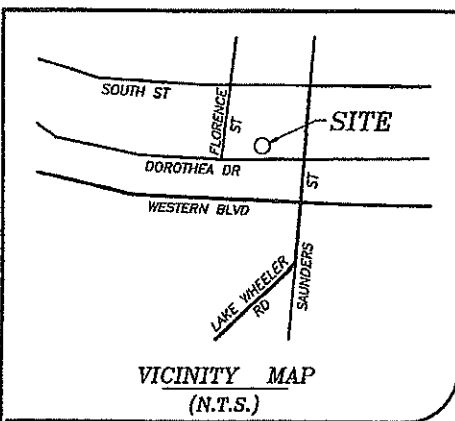
Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) To extend building envelope 3 ft to the rear and add a second story above an existing 1-story house, along with a rooftop deck		Transaction Number A-22-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 626 Dorothea Dr., Raleigh		Date 01/10/17
Property PIN 1703359942	Current Zoning R-10	
Nearest Intersection Dorothea/Florence		Property size (in acres) 0.12
Property Owner Nathanael Mullins 	Phone 919-417-6512	Fax
	Email mullinsnate7@gmail.com	
Project Contact Person Christian Olmstead	Phone 919-669-8542	Fax
	Email olmsteadhomesteads@gmail.com	
Property Owner Signature 	Email mullinsnate7@gmail.com	
Notary Sworn and subscribed before me this <u>11</u> day of <u>January</u> , 2017	Notary Signature and Seal  	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



- LEGEND**
- TELE
 - ⊙ CATV
 - ☆ LIGHT POLE
 - ⊙ UTILITY POLE
 - ⊙ FIRE HYDRANT
 - ⊙ EXISTING IRON PIPE
 - ⊙ NEW IRON PIPE
 - ⊙ NAIL FOUND
 - ⊙ COMPUTED CORNER
 - POWER BOX

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM TAX MAP 1703, BLOCK 45.

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1703 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book —; Page —; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 17TH day of MAY 2016.

Signed *Jeffrey H. Davis*

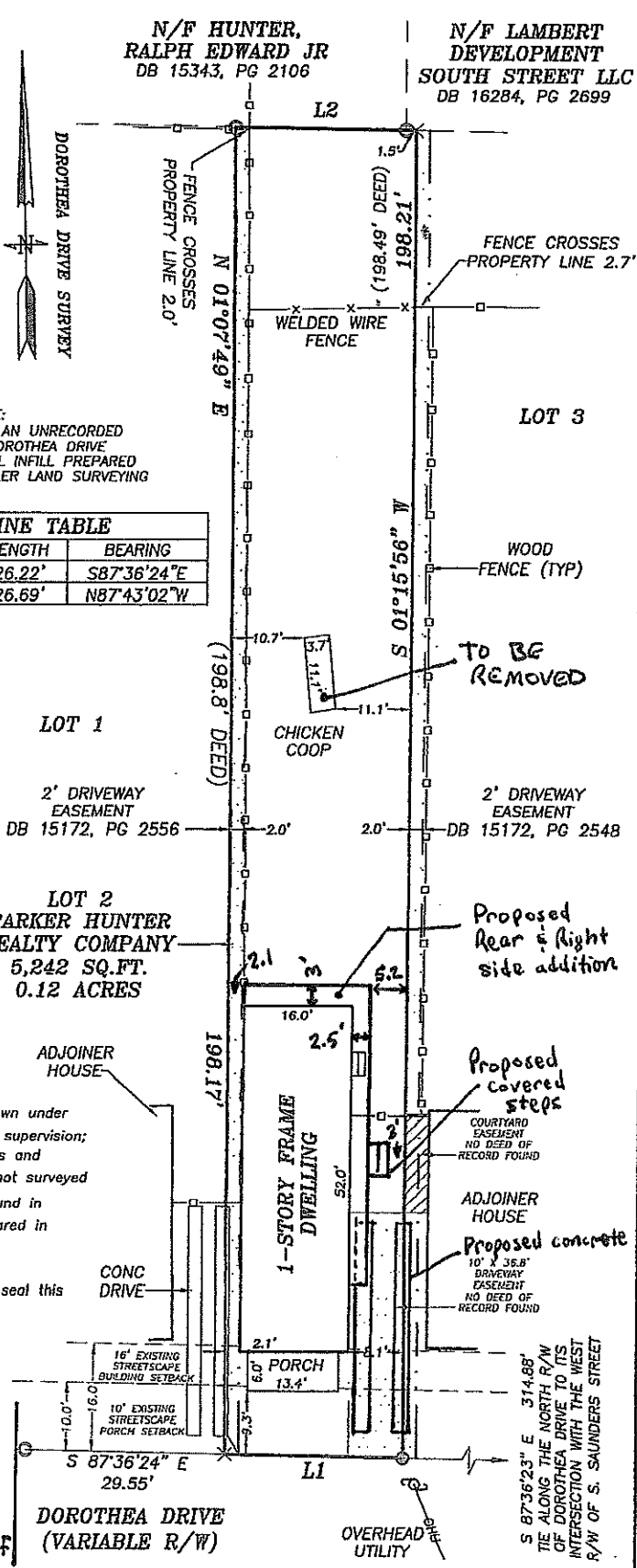


Seal **ISA CALCS:**

House 832
Porch 80
TOTAL EXIST.... 912
PROPOSED HOUSE 160
PROPOSED D/W 150
TOTAL 1,222 sf

REFERENCE:
LOT 2 ON AN UNRECORDED MAP OF DOROTHEA DRIVE RESIDENTIAL INFILL PREPARED BY CHANDLER LAND SURVEYING

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.22'	S87°36'24"E
L2	26.69'	N87°43'02"W



ERIN S. BAILEY

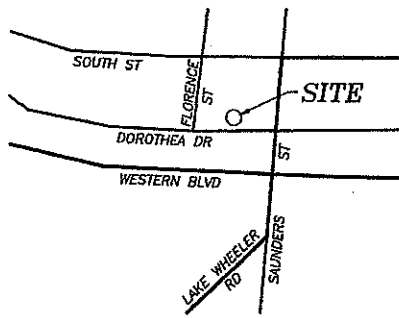
LOT 2
626 DOROTHEA DRIVE
PARKER HUNTER REALTY COMPANY
RALEIGH NORTH CAROLINA

DATE: 05-17-2016 DWG. NO. A-20322
SCALE: 1" = 20'

C.N. = 23946
B.O.M. DB 11074
PAGE 358
CO. REG.

TURNING POINT SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121



VICINITY MAP
(N.T.S.)

LEGEND

- TELE
- CATV
- ★ LIGHT POLE
- ⊕ UTILITY POLE
- ⊗ FIRE HYDRANT
- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX

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MAP OF DOROTHEA DRIVE
RESIDENTIAL INFILL PREPARED
BY CHANDLER LAND SURVEYING

LINE TABLE

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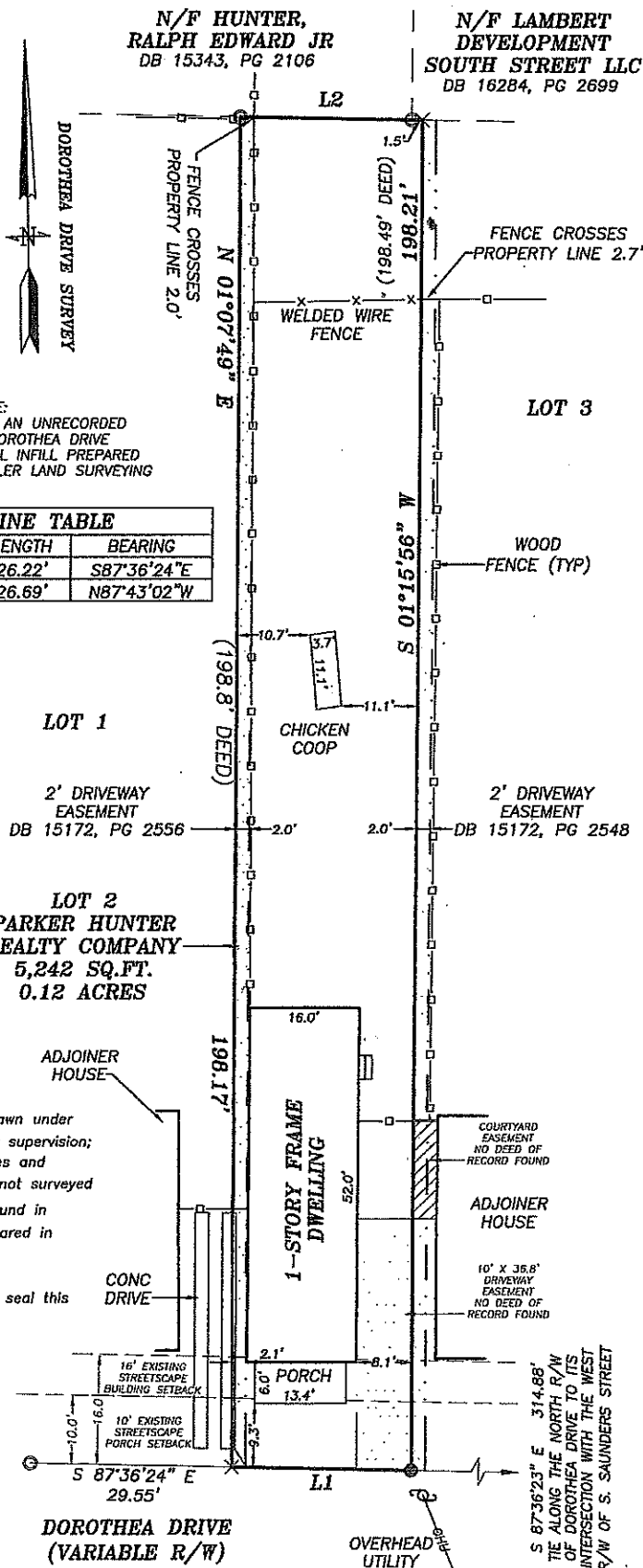
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Witness my original signature, registration number and seal this
17TH day of MAY 2016.

Signed

Seal



ERIN S.
BAILEY

LOT 2
626 DOROTHEA DRIVE
PARKER HUNTER REALTY COMPANY
RALEIGH NORTH CAROLINA

DATE: 05-17-2016
SCALE: 1" = 20'

DWG. NO.
A-20322



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SURVEYING PLLC

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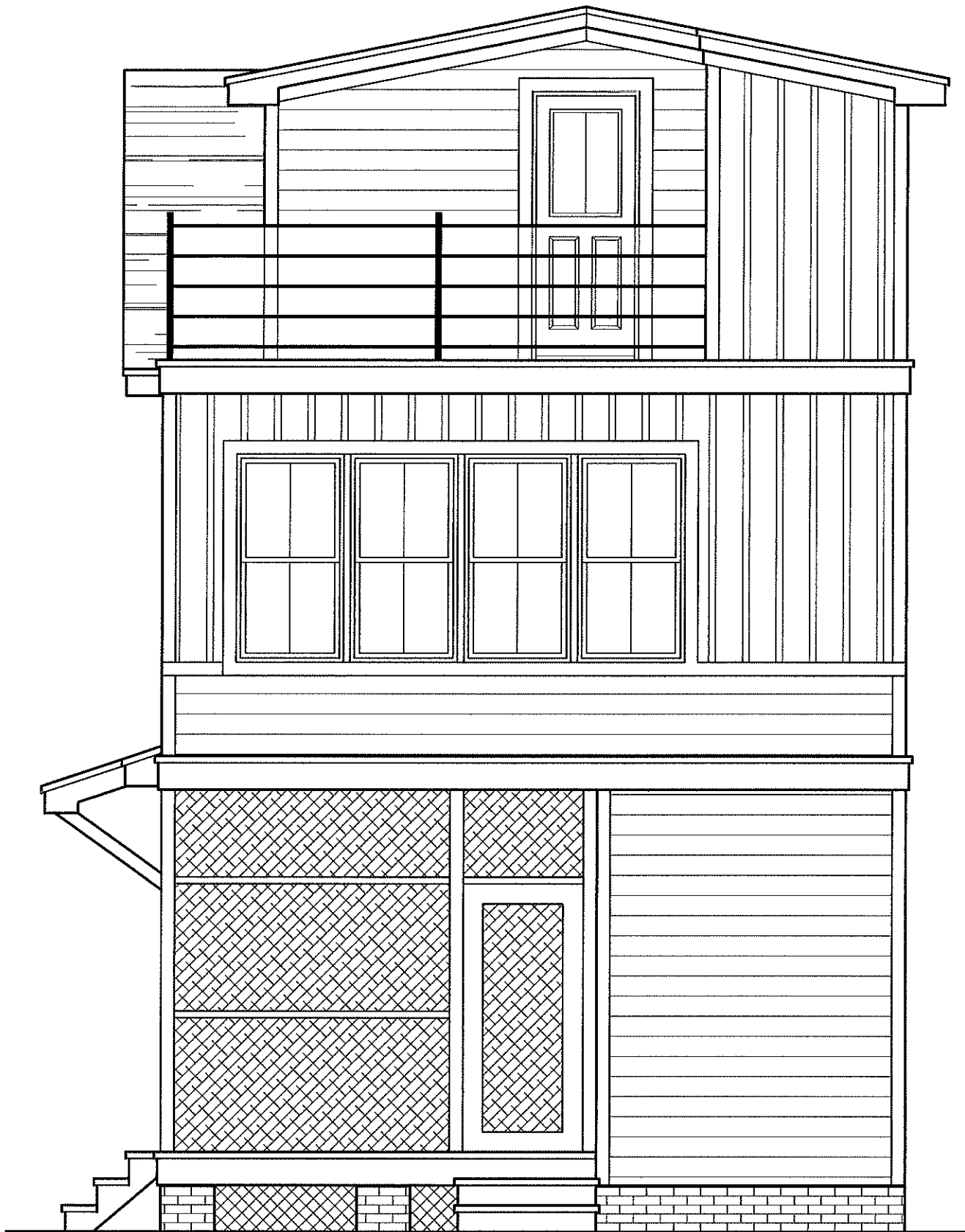
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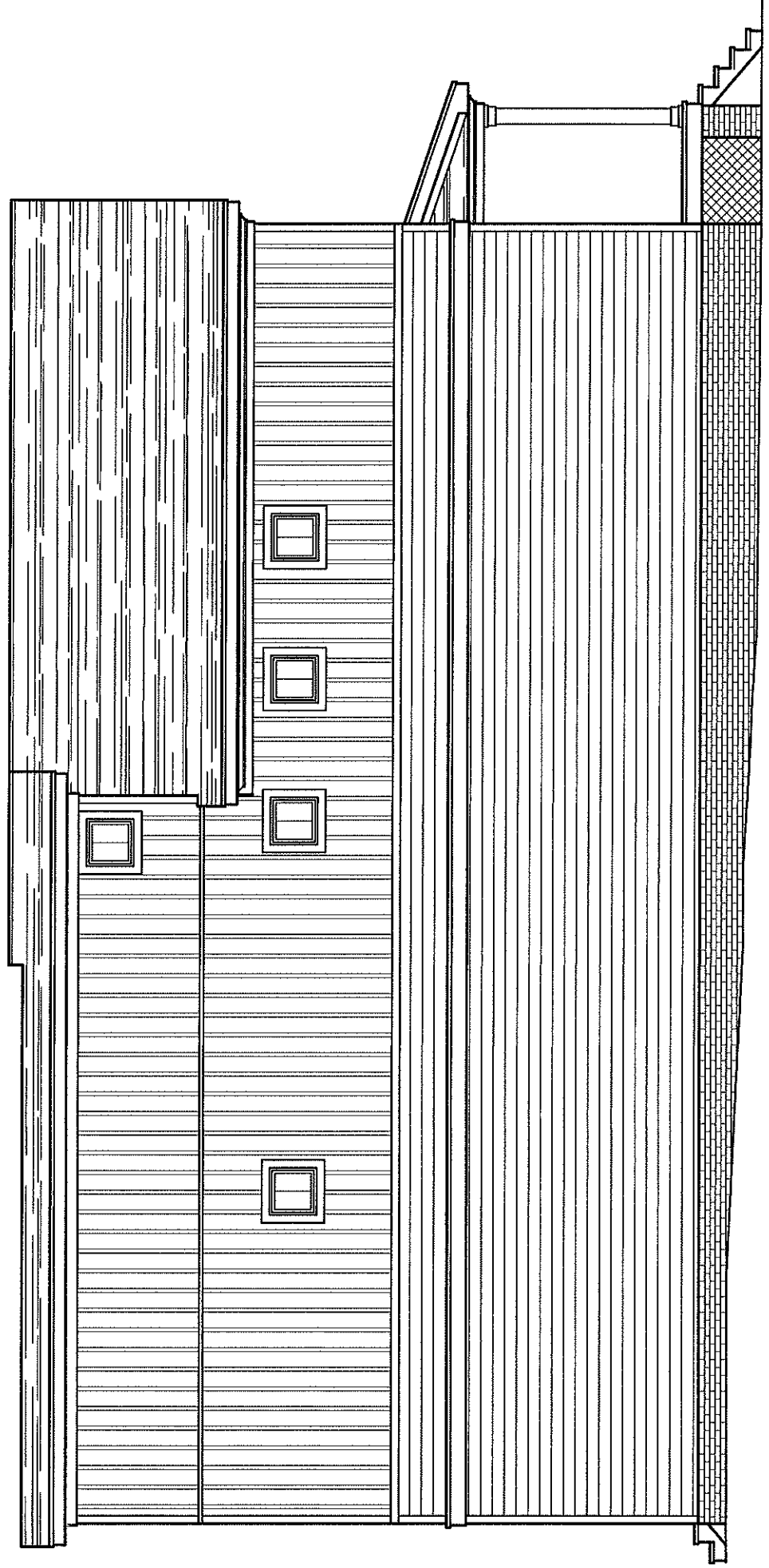
FRONT ELEVATION



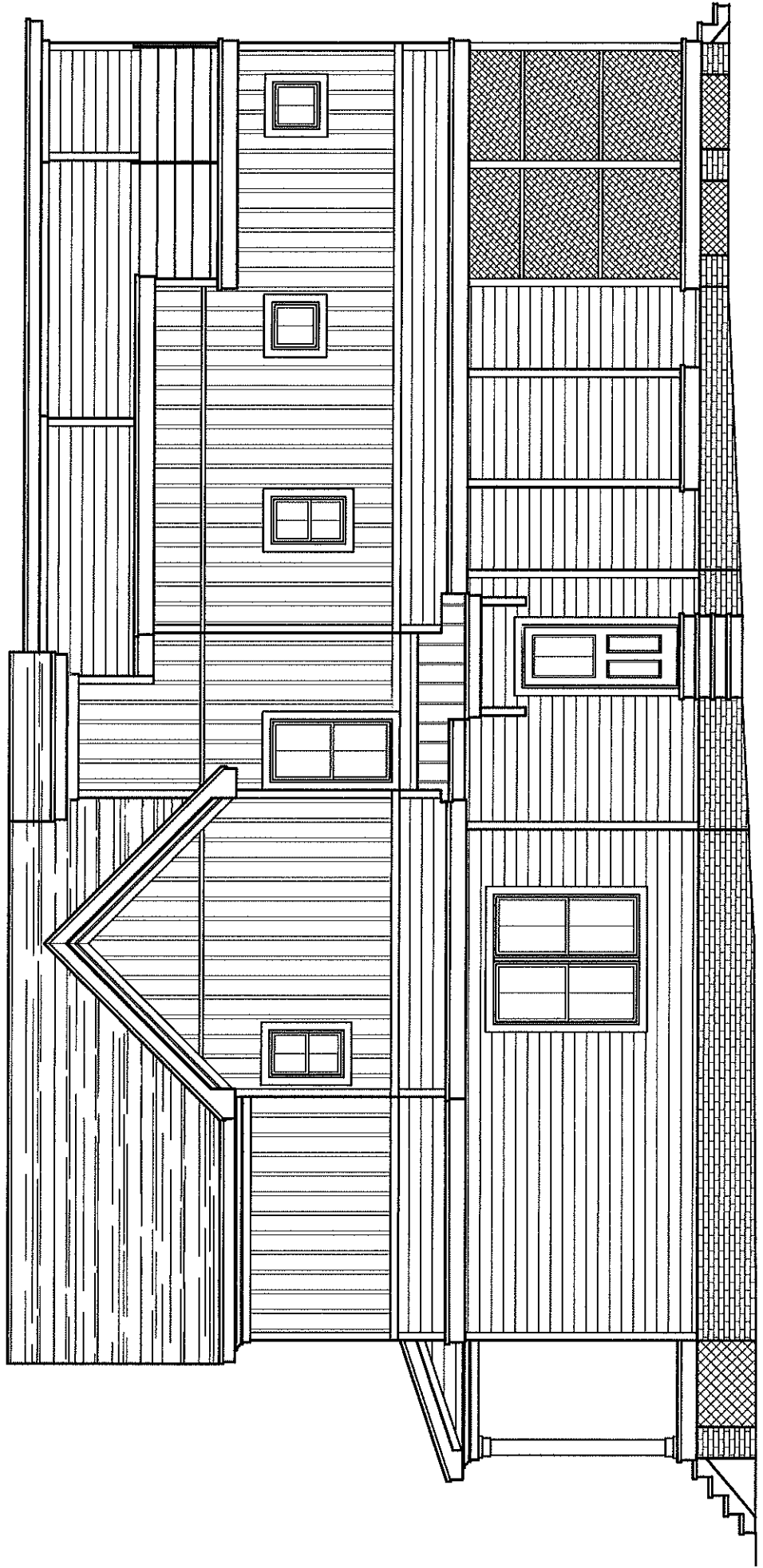
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

<u>HEATED</u>	
FIRST FLOOR HTD. SQ. FT.	= 824
SECOND FLOOR HTD. SQ. FT.	= 931
THIRD FLOOR HTD. SQ. FT.	= 40
TOTAL HTD. SQ. FT.	= 1795
<u>UNHEATED</u>	
FRONT PORCH SQ. FT.	= 80
DECK SQ. FT.	= 448
SCREEN PORCH SQ. FT.	= 109
STORAGE CLOSET SQ. FT.	= 24

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

9'-0" CLG. HGT.

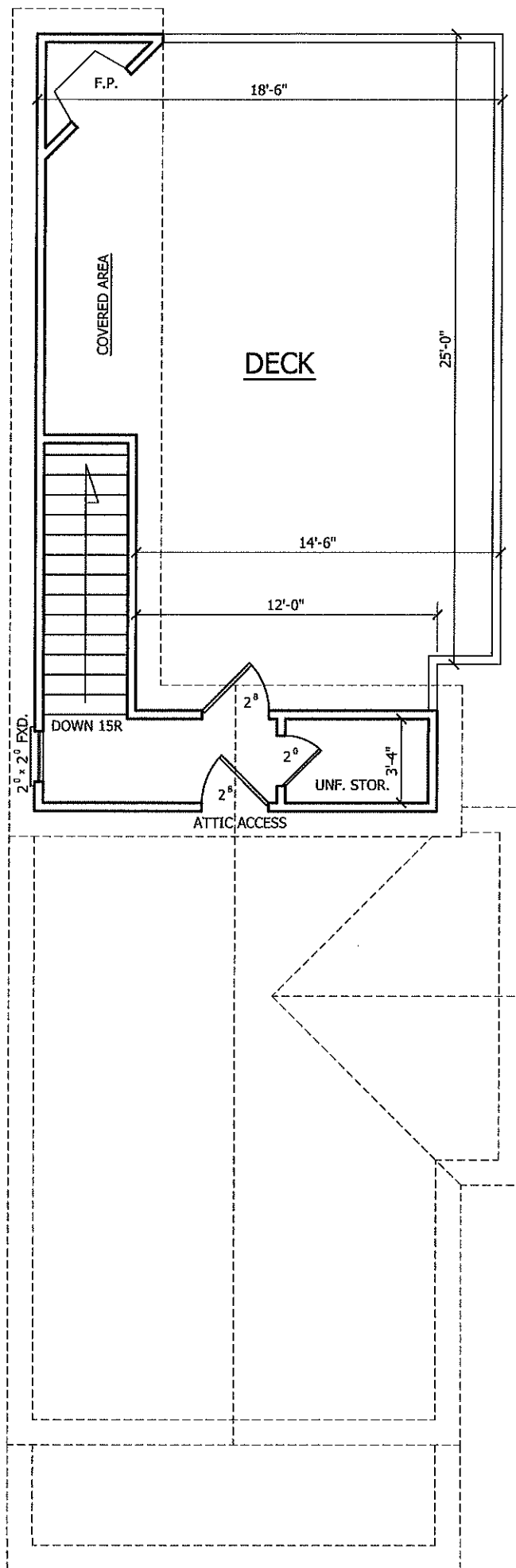
SET WINDOWS AT 7'-10" A.F.F.

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

9'-0" CLG. HGT.

SET WINDOWS AT 7'-6" A.F.F.



1703359942
MULLINS, NATHANAEL MULLINS, JILLIAN
2090 TWIN ACRES RD
CLAYTON NC 27520-9467

1703357887
BRINKER, ZACHARY R BRINKER, CALLIE M
717 FLORENCE ST
RALEIGH NC 27603-2107

1703357992
GREEN, MOYLE HARTWELL JR GREEN,
MARIE L
315 KINSEY ST
RALEIGH NC 27603-1931

1703358765
MOORE, MARGUERITE M
627 DOROTHEA DR
RALEIGH NC 27603-2101

1703358795
TAYLOR, NICHOLAS TAYLOR, DANIELLE
625 DOROTHEA DR
RALEIGH NC 27603-2101

1703358907
GREEN, M H JR GREEN, MARIE L
315 KINSEY ST
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1703358983
GREEN, M H JR GREEN, MARIE L
315 KINSEY ST
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1703359725
CRIBBS, JAMES G CRIBBS, EVE E
623 DOROTHEA DR
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1703359755
LAFFEY, SHERRILL A
621 DOROTHEA DR
RALEIGH NC 27603-2101

1703359785
KNOUSE, WILLIAM J TISDALE, JESSICA L
619 DOROTHEA DR
RALEIGH NC 27603-2101

1703359912
MARTIN, CLAY O
628 DOROTHEA DR
RALEIGH NC 27603-2102

1703359963
TURINSKY, GRANT DEAN TURINSKY,
SARAH EMMEL
618 DOROTHEA DR
RALEIGH NC 27603-2102

1703359993
DORSETT, ELISE
616 DOROTHEA DR
RALEIGH NC 27603-2102

1703368001
VARGAS, AGUSTINE GARZA GARZA,
MARIA LUISA AVILA
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1703368015
GREEN, M H JR
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RALEIGH NC 27603-1931

1703368027
RENGER, JULIA S ELLARD, HUGH
707 FLORENCE ST
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1703368132
BOWMAN, KEVIN M
705 FLORENCE ST
RALEIGH NC 27603-2107

1703369133
HUNTER, RALPH EDWARD JR
609 SAINT MARYS ST
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1703369192
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1703450715
PRADO, SARA TERANDO, ADAM J
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1703450745
BULLARD, GARY L MCKINNON, MARGARET
A
615 DOROTHEA DR
RALEIGH NC 27603-2101

1703450922
ALCORN, SAMANTHA ANN
614 DOROTHEA DR
RALEIGH NC 27603-2102

1703450953
MENEFEE, WILLIAM C
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NEW YORK NY 10004-2614